



RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 20, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Mr. Supelak moved, Ms. Harter seconded, to accept the documents into the record and approve the minutes from the Joint Work Session held on August 31, 2022, and the PZC meeting held on September 15, 2022.

VOTE: 6 – 1 – 0.

RESULT: The documents were accepted into the record and the meeting minutes from both meetings were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Abstained
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

C68B79E6958D44D...

Jennifer M. Rauch, AICP
Director of Planning





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, October 20, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

1. **Panera Bread at 6665 Perimeter Loop Road 22-109AFDP**

Amended Final Development Plan

Proposal: Construction of a drive-thru for an existing restaurant on a 1.96-acre site zoned Planned Commerce District - Perimeter Center.

Location: ±615 feet southeast of the intersection of Perimeter Loop Road with Avery-Muirfield Drive.

Request: Informal review with non-binding feedback of an Amended Final Development Plan under the provisions of Zoning Code §153.066.

Applicant: Ben Siembida, MS Consultants

Planning Contact: Christopher Will, AICP, Planner II

Contact Information: 614.410.4498, cwill@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-109

RESULT: A majority of the Commission members supported the proposed implementation of a drive thru and the site layout. The Commission expressed support for a parking reduction to accommodate the drive thru but want to ensure there is adequate parking to support the use. Members asked for careful consideration of the previously required crosswalk and parking agreement with the Giant Eagle site to determine how and whether those should be implemented with a future application. The Commission also discussed additional opportunities for access and parking with the adjacent parcel to the north. The Commission did express concern with how the proposed layout and configuration would be impacted by a different user.

MEMBERS PRESENT:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Christopher Will

8C8A0F037E3E42F...

Christopher Will, AICP, Planner II





RECORD OF DISCUSSION

Planning & Zoning Commission

Thursday, October 20, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

2. Indus Bridge Street at PIDs: 273-012427, 273-012430, 273-012429, 273-008244, 273-009080, and 273-009101, 22-143INF

Informal Case Review

Proposal:	Development of a mixed-use development consisting of 5 buildings: a hotel, a parking garage, an office and two residential buildings on a 6.29-acre site.
Location:	North of John Shields Parkway, west of Mooney Street, south of Tuller Road, and east of Riverside Drive in the Bridge Street District, Scioto River Neighborhood.
Request:	Informal review with non-binding feedback under the provisions of Zoning Code §153.066.
Applicant:	David Kozar, Indus Hotels
Planning Contact:	Zachary Hounshell, Planner II
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/22-143

RESULT: The Commission was generally supportive of the proposed uses, open space concepts, and architectural inspiration. The Commission was generally concerned with the height of the buildings, mass and scale of the development, and the pedestrian and vehicular access throughout the site. The Commission recommended modifying the location of buildings on the site, specifically the hotel and residential buildings, and reprogramming the large, central open space.

MEMBERS PRESENT:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Zach Hounshell

B1050D171513A490
Zachary Hounshell, Planner II





RECORD OF ACTION

Planning & Zoning Commission

Thursday, October 20, 2022 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

3. Solar Panels 21-151ADMC

Administrative Request - Code Amendment

Proposal: Amendment of the Zoning Code to provide regulations in regards to solar panels for residential and commercial properties within the City of Dublin.

Request: Review and recommendation of approval to City Council for an Administrative Request for a Code Amendment under the provisions of Zoning Code §153.234.

Applicant: Megan O'Callaghan, City Manager, City of Dublin

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-151

MOTION: Mr. Supelak moved, Mr. Way seconded, to recommend approval to City Council for an Administrative Request - Code Amendment for residential and commercial solar panels.

VOTE: 7 – 0.

RESULT: The Administrative Request for a Code Amendment was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

TAMMY NOBLE

B62B6F02B6D2467...

Tammy Noble, Senior Planner

